



**BOARD MEMBERS**

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**CITY OF DETROIT**  
**BOARD OF ZONING APPEALS**  
**Coleman A. Young Municipal Center**  
**2 Woodward Avenue**  
**Suite 212**  
**Detroit, Michigan 48226**  
**(313) 224-3595**

**TYRONE U. MILLER**  
**DIRECTOR**

**REGULAR MEETING OF AUGUST 28, 2001**  
**IN THE**  
**AUDITORIUM, 13TH FLOOR**  
**COLEMAN A. YOUNG MUNICIPAL CENTER**

**DOCKET**

**I. OPENING:**

- A. CALL TO ORDER... .. 9:00 A.M.**  
**B. ROLL CALL... ..**

**II. PROCEDURAL MATTERS**

**III. MINUTES:**

- A. APPROVAL OF THE MINUTES:**

**IV. COMMUNICATIONS:**

**V. MISCELLANEOUS BUSINESS:**

**VI. PUBLIC HEARINGS:**

**9:00 CASE NO.: 142-01**

**APPLICANT: THE HUBBELL GROUP LLC.**

**LOCATION: 303-307 E. FERRY,** between John R. and  
Brush in a R5-H District). Medium  
Density Historic District).

**LEGAL DESCRIPTION OF PROPERTY:** Lot 11 & 12, Block  
28 in the Brush Subdivision.

**PROPOSAL: THE HUBBELL GROUP LLC** request  
permission to construct a two story four

**AUGUST 28, 2001  
DOCKET CONTINUED**

**9:15**      **CASE NO.:**      **140-01**

**APPLICANT:**      **JOSEPH RUSSELL/OUTER SPACE LLC**

**LOCATION:**      **888-912 CLAIRPOINTE**, between Freud and Jefferson in a R2 zone ((Two-Family Residential District).

**LEGAL DESCRIPTION OF PROPERTY:** Lot 22, 23, 24, 37 & 38 in the Connors Creek (Plats).

**PROPOSAL:**      **OUTER SPACE LLC/JOSEPH RUSSELL** requests permission to expand an existing machinery warehouse and add manufacturing shipping and receiving. This case is appealed because this use is not permitted in a R2 zone. (Sections **62.0403 Use Variance**). **TM**

  

**9:30**      **CASE NO.:**      **128-01**

**APPLICANT:**      **JUN RO LEE**

**LOCATION:**      **4801 CONNER, between W. Warren in a M4 zone (Intensive Industrial District)...**

**LEGAL DESCRIPTION OF PROPERTY:** Lot 24 in the Plan of Sub of PCS 385 & 386 (Deeds).

**PROPOSAL:**      **JUN RO LEE/JND INC.** requests permission to construct a four pump 28,202 square foot gas station, convenience store and carry-out restaurant in a M4 zone. This case is appealed because of deficient loading space, deficient walls and not at the intersection of two major thoroughfares or freeway. (**Sections 62.0403 Use Variance, 62.0402 (G) Dimensional Variance and 65.0400 Standards**). **TM**

**AUGUST 28, 2001  
DOCKET CONTINUED**

**10:00**      **CASE NO.:**      **154-01**

**APPLICANT:**      **ALTERNATIVES FOR GIRLS.AMANDA GOOD**

**LOCATION:**      **3310-72 VINEWOOD**, between Ash And W. Grand Blvd in a R2 zone (Two-Family Residential District).

**LEGAL DESCRIPTION OF PROPERTY:** Lots 20, 22, 24, 26, 28, 32, 34 & S. 15' of Lot 36 in the Charles F Campus Subdivision (Liber 1, Page 299 of Wayne County Records).

**PROPOSAL:**      **ALTERNATIVES FOR GIRLS/AMNDA GOOD** requests permission to construct a two-story 32,000 square foot emergency shelter, counseling center, office, administration and child care facility for woman. This case is appealed because the proposed uses are not permitted in a R2 zone. **(Sections 62.0403 Use Variance). SM**

**10:30**      **CASE NO.:**      **120-01**

**APPLICANT:**      **SHARIF AFFAS**

**LOCATION:**      **14730 HARPER**, between E. Outer Drive and Manistique in a B4 zone (General Business District).

**LEGAL DESCRIPTION OF PROPERTY:** Lot 1, 2, 3, 4, 5 and 106 in the Park & Blvd. (Plats).

**PROPOSAL:**      **SHARIF AND AFFAS & ASSAD OTHMAN AFFAS CORP.** requests permission to construct a new 50 by 70 foot one-story gasoline station, convenience store and add a carry-out restaurant to an existing four (4) gasoline station. This case is appealed because of deficient front yard setback, deficient lot area, deficient off-street parking

**AUGUST 28, 2001  
DOCKET CONTINUED**

**11:00            CASE NO.:            121-01**

**BZA PETITIONER:            RAINBOW CENTER OF MICHIGAN**

**LOCATION:            2411            FOURTEENTH,            between  
Fourteenth and Michigan in a B4 zone  
(General Business District).**

**LEGAL DESCRIPTION OF PROPERTY:** Lot 4 in the Godfroy  
Farms Subdivision.

**PROPOSAL:            RAINBOW CENTER OF MICHIGAN INC.  
RAY KOUZA** requests permission to  
establish a substance abuse service  
facility for 100-250 out patients occupants  
on the third floor only. This case is  
appealed because substance abuse service  
facilities are not permitted abutting a  
designated Gateway Radial Thoroughfare.  
**(Sections 62.0403 Use Variance). S.M.**

**11:30            CASE NO.:            132-01**

**BZA PETITIONER:            PETRO    GAS    STATION/HASSAN  
BAZZI**

**LOCATION:            7501 W. DAVISON, between W. Davison  
and Buena Vista a B4 zone (General  
Business District).**

**LEGAL DESCRIPTION OF PROPERTY:** Lot S 3' 759; 760  
thru 764 in the Robert Oakmans Ford  
Highway and Glendale (Plats) Subdivision.

**PROPOSAL:            PETRO GAS STATION/HASSAN BAZZI**  
requests permission to modify a Case NO.  
B&SE 130-98 by deleting condition NO. 13  
& 14 prohibiting vehicular access via  
Ewald Circle. This case is appealed  
because the Board's permission is  
required to expand, enlarge, alter or  
modify a condition Board wants. (Sections

**AUGUST 28, 2001  
DOCKET CONTINUED**

**12:00      CASE NO.:      136-01**

**BZA PETITIONER:      HUSSEIN BAZZI**

**LOCATION:      13603 W. CHICAGO a.k.a. 9413-21  
SCHAEFER**, between Schaefer and Carlin  
in a B4/R2 zone (General Business  
District and Two-Family Residential  
District).

**LEGAL DESCRIPTION OF PROPERTY:** Lot 8-12 in the  
Plymouth Monnier Heights Subdivision.

**PROPOSAL:      HUSSEIN BAZZI** requests permission to  
establish a four pump gas  
station/convenience store and carry-out  
restaurant in a B4/R2 zone. This case is  
appealed because this use is not permitted  
in a R2 zone, also gasoline stations and  
carry-out restaurants must be reviewed  
and approved by a city agency. **(Sections  
62.0403 Use Variance and 65.0400  
Standards). SM**

**ADVISEMENTS**

**VII.      MEETING ADJOURNED**